

STAFF REPORT

DATE: December 28, 2020

RE: 1316 Royal Street-1319 William Street Major Development Plan
(project application #TP2020-00008)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was received regarding a major development plan to redevelop a parcel located at 1316 Royal Street and 1319 William Street. The property was historically known as the old hospice-VNA property. The project plans to construct 6 new market rate homes off Royal Street and redevelop the existing structures on William Street. Several site inspections were done to document and verify the existing tree map. Based on these inspections and the proposed site plan, the applicant proposes to remove the following regulated trees:

8-Clusia, Small Leaf (#104, #105, #106, #107, #109, #136, #138, and #143)
3-Coco Plum, Red (#122, #187, and #191)
1-Fiddle Wood (#168)
1-Frangipani (#78)
9-Gumbo Limbo (#80, #81, #86, 101, #112, #124, #161, #175, and #177)
15-Jamaican Caper (#90, #92, #94, #95, #98, #99, #121, #123, #125, #126, #132, #134, #135, #160, and #186)
1-Mahogany (#172)
1-Raintree (#163)
3-Satin Leaf (#82, #85, and #88)
2-Silver Buttonwood (#188 and #192)
1-Sweet Acacia (#68)
1-White Stopper (#184)
3-Christmas Palms (#70, #72, and #77)
1-Fiji Fan Palm (#111)
1-Royal Palm (#190)
2-Thatch Palms, Florida (#91 and #93)
2-Washingtonia Palm (#73 and #159)

The plan also proposes to transplant the following regulated palms:

2-Christmas Palms (#14 and #15)
5-Thatch Palms, Florida (#164, #165, #166, #167, and #181)
3-Thatch Palms, Keys (#154, #155, and #156)

Regulated trees and palms to remain onsite/in place include the following:

2-Gumbo Limbo (#3 and #141)
2-Jamaican Caper (#11 and #87)
1-Lignum Vitae (#182)

- 3-Royal Poinciana (#89, #102, and #108)
- 1-Strangler Fig (#12)
- 4-Christmas Palms (#61, #63, #71, and #140)
- 1-Coconut Palms (#84)

The property has numerous not regulated trees growing. Eighteen not regulated Pink Tabebuia trees will be removed (#60, #74, #75, #83, #114, #119, #127, #137, #151, #157, #158, #169, #170, #173, #174, #176, #178, and #179). Another 19 not regulated Pink Tabebuia trees (#8, #9, #10, #46, #47, #48, #49, #50, #51, #52, #53, #54, #55, #56, #58, #59, #62, #67, and #133) and 1-Neem tree (#57) will remain on the property.

The existing tree map also identified numerous shrubs, seedlings, and young palms that are not regulated.

The following information relates to any regulated trees that are to be removed in order to determine their mitigation requirement if the trees are approved for removal:

Tree Species: Small Leaf Clusia (*Clusia guttifer*)

#107

#106

#105

#104

06/24/2020



Tree#104





Tree #104 Diameter: 14"
 Location: 80%
 Species: 50% (not on protected or not protected tree list)
 Condition: 40% (poor structure-low sprawling growth with extended branches. Shrub that was not maintained.)
 Total Average Value = 56%
 Value x Diameter = 7.8
 replacement caliper inches



#104

Tree#105



Tree #105 Diameter: 14.3"
Location: 80%
Species: 50% (not on protected or not protected tree list)
Condition: 50% (fair to poor overall, upright trunk structure but no maintenance)
Total Average Value = 60%
Value x Diameter = 8.5 replacement caliper inches



Tree #105

Tree #107

Tree #106



Tree #106

Tree #105

Tree #109



Tree #106



Tree #106 Diameter: 16"
Location: 80%
Species: 50% (not on
protected or not protected
tree list)
Condition: 30% (poor
structure, partial uprooting of
roots)
Total Average Value = 53%
Value x Diameter = 8.4
replacement caliper inches



Tree#107



Tree #107 Diameter: 12.7"
Location: 60% (part of tree impacting adjacent Royal Poinciana tree)
Species: 50% (not on protected or not protected tree list)
Condition: 50% (fair overall, poor structure)
Total Average Value = 53%
Value x Diameter = 6.7 replacement caliper inches

Tree#109





Tree #109 Diameter: 18"

Location: 80%

Species: 50% (not on protected or not protected tree list)

Condition: 30% (overall condition is poor, low sprawling trunk growth, roots partially uplifted)

Total Average Value = 53%

Value x Diameter = 9.5 replacement caliper inches

Tree#136 and Tree#138



Tree #136

Tree #138



Tree #136

Tree #138

Tree #138



Tree #138 Diameter: 7.5"

Location: 80%

Species: 50% (not on protected or not protected tree list)

Condition: 40% (overall condition is poor, overgrown shrub-no maintenance)

Total Average Value = 56%

Value x Diameter = 4.2 replacement caliper inches

Tree #136



Diameter: 6.7"
Location: 80%
Species: 50% (not on protected or not protected tree list)
Condition: 40% (overall condition is poor, decay in trunk, growth is sprawling-overgrown shrub with no maintenance)
Total Average Value = 56%
Value x Diameter = 3.7 replacement caliper inches

Tree#143





Diameter: 6.2"

Location: 80%

Species: 50% (not on protected or not protected tree list)

Condition: 40% (overall condition is poor, main trunk cut)

Total Average Value = 56%

Value x Diameter = 3.4 replacement caliper inches

Tree Species: Red Cocoplum (Chrysobalanus icaco)

Tree#122



Tree #122 Diameter: 7"
Location: 80%
Species: 100% (on
protected tree list)
Condition: 40% (poor
structure-overgrown
shrub with at least one
main trunk growing
upright due to lack of
maintenance)
Total Average Value =
73%
Value x Diameter =
5.1 replacement
caliper inches



Tree#187





Tree #187 Diameter: 7"

Location: 80%

Species: 100% (on protected tree list)

Condition: 40% (poor, surface roots with some partial uplifting, growth primarily to one side, overgrown shrub that became a tree shape due to lack of maintenance)

Total Average Value = 73%

Value x Diameter = 5.1 replacement caliper inches

Tree #191



Tree #191 Diameter: 7"
Location: 80%
Species: 100% (on protected tree list)
Condition: 50% (overall condition is fair, several upright trunks)
Total Average Value = 76%
Value x Diameter = 5.3 replacement caliper inches

Tree Species: Fiddlewood (*Citharexylum soinosum*)

Tree #168





Tree #168 Diameter: 7.3"

Location: 60% (growing in root system of larger tree)

Species: 100% (on protected tree list)

Condition: 40% (overall condition is fair to poor, codominant trunks with sprawling growth, exposed surface roots)

Total Average Value = 66%

Value x Diameter = 4.8 replacement caliper inches

Tree Species: Frangipani (Plumeria sp.)

Tree #78







Tree #78 Diameter: 10.5"

Location: 40% (growing through a chain link fence on/near property line)

Species: 50% (not on protected or not protected tree list)

Condition: 40% (overall condition is fair to poor, trunk has growth lean and lopsided canopy with damage from fence. Could not see base of tree)

Total Average Value = 43%

Value x Diameter = 4.5 replacement caliper inches